

4.2.11 C-2 Wholesale Commercial Zone

A. Legislative Intent

The C-2 Wholesale Commercial Zone has been established to provide a location for a congruous mixture of wholesale and retail commercial activities and warehousing and storage uses. The zone also provides a location for the processing and fabrication of goods and materials, in conjunction with and incidental to a retail commercial establishment, under the condition that limited fumes, glare, smoke, dust, noise or vibrations are emitted beyond the or property.

Characteristic of uses permitted within this zone are building material supply and storage yards, automobile and farm machinery sales and repair service, machine shops, furniture and appliance repair, warehouses, housing parks, and wholesale sales establishments.

Residential developments, heavy manufacturing activities, and other activities that would be inconsistent with the use of the land for commercial activities are not permitted in the zone.

The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth:

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted, upon compliance with the standards and requirements as set forth in this Code:

1. Building material supply stores, including outside areas for the temporary storage of materials offered for sale.
2. Automobile, motorcycle, snowmobile sales structures and lots (for both new and used units). Also the related repair facilities when such facilities are included as an integral part of the sales structure.
3. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, and minor automotive repair establishments.
4. Manufactured or modular home sales.
5. Mine supply stores, including outside areas for the temporary storage of materials offered for sale.
6. Plumbing, cabinet, sheet metal and light metal fabrication, welding, heating and air conditioning, electronics and similar shops.
7. Construction companies.
8. Farm equipment and supplies, gardening stores.
9. Automobile and light machinery repair.
10. Hotels and motels.
11. Apartment buildings.
12. Wholesale commercial sales establishments.
13. Manufacturing, compounding and processing, when part of and incidental to a permitted primary use, provided limited noise, fumes, glare, dust, smoke, or vibration is emitted beyond the property.

14. Office buildings.
15. Veterinary clinics and hospitals.
16. Kennels.
17. Public utility buildings.
18. Warehouses.
19. Caretaker dwellings, subject to the conditions of [Section 3.3.26](#).
20. Customary commercial accessory buildings and facilities, provided they are incidental to and do not substantially alter the character of the principle use.
21. Accessory advertising signs, subject to the conditions of [Section 3.3.25](#).
22. Production of fruit and crops in the field.
23. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet used as livestock management area.
24. Auction houses.
25. Non-accessory advertising signs, subject to the conditions of [Section 3.3.25](#) and approval of a site plan as provided under [Section 3.3.31](#).
26. Minor utility transmission projects.
27. Water diversions, water distribution systems, facilities and structures for water.

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Commercial condominium projects containing only those types of establishments authorized under Item B above, and subject to the applicable provisions of [Sections 5.6](#) and [5.8](#) of this Code.
2. Recreation vehicle courts, subject to the approval of the County Commission as set forth under [Section 3.3.27](#).
3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
5. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
6. Churches.
7. Residential treatment facilities and programs as licensed by the State of Utah.
8. Outpatient treatment facilities and programs as licensed by the State of Utah.
9. Social detox facilities and programs as licensed by the State of Utah.
10. Intermediate security for minors' facilities and programs as licensed by the State of Utah.

11. Fairgrounds, rodeo arenas, racetracks and racecourses, schools, training and correctional facilities.
12. Factory-built housing parks subject to [Section 5.9](#).
13. Lodging Houses & Bed & Breakfasts.

D. Access Requirement

Per [Table 4.1](#).

E. Location Requirements

Buildings shall be set back from the property or right-of-way line as per [Tables 4.2, 4.3](#) or [4.4](#).

F. Parking and Loading Requirements

No parking area that requires backing onto the street right-of-way in order to exit shall be permitted. All ingress and egress shall be by forward motion only, and all points of ingress and egress shall be clearly defined and channeled using structural barriers. The design and construction of all-street parking and access facilities shall be in accordance with County standards.

G. Area and Location of Zone

Each individual zone shall contain a minimum of five (5) acres, and each zone shall abut upon or have access to a collector or arterial class road as shown on the County's major street plan.

H. Site Plan Approval Required for Non-Conditional Uses

Prior to the construction of any building or establishment of a commercial use, a site plan shall be submitted to and approved by the Zoning Administrator, in accordance with the provisions of [Section 3.3.31](#). Said site plan shall be drawn to scale and, in addition to the data required under [Section 3.3.31](#), shall contain the following information:

1. The locations of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
2. The location of all parking spaces, driveways and points of vehicular ingress and egress.
3. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
4. The location of solid waste receptacles and trash pick-up areas.
5. A landscaping plan.

I. Utility Requirements

Per [Table 4.5](#).

J. Special Provisions

1. Trash Storage

No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Containers for trash storage of a size, type and quantity approved by the County shall be maintained in the location as shown on the approved site plan.

2. Outside Storage Areas

All outside storage areas shall be enclosed within a fence or wall of not less than six (6) feet in height, provided that this provision shall not apply to areas used for the display of automobiles, factory built homes and similar items.